

PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004

Annual Plan for Fiscal Year 2000

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN ACCORDANCE WITH
INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

PHA Plan Agency Identification

PHA Name: Housing Authority of the City of Salem, Oregon

PHA Number: OR011

PHA Fiscal Year Beginning: (mm/yyyy) 10 / 2000

Public Access to Information

**Information regarding any activities outlined in this plan can be obtained by contacting:
(select all that apply)**

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☒ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHA FISCAL YEARS 2000 - 2004

[24 CFR Part 903.5]

A. Mission

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (Select one of the choices below)

☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.

☒ The PHA's mission is: (state mission here)

"To see that all low-income people in the Salem area have the opportunity to live in decent, affordable housing and to move up and out of poverty within a generation."

B. Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHAS scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

☒ PHA Goal: Expand the supply of assisted housing

Objectives:

☒ Apply for additional rental vouchers:

☐ Reduce public housing vacancies:

☒ Leverage private or other public funds to create additional housing opportunities:

☒ Acquire or build units or developments

☐ Other (list below)

☒ PHA Goal: Improve the quality of assisted housing

Objectives:

☒ Improve public housing management: (PHAS score) Maintain "High Achiever" status

- ☒ Improve voucher management: (SEMAP score) Maintain "High Achiever" status
 - ☐ Increase customer satisfaction:
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units:
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)
-
- ☒ PHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords
 - ☐ Increase voucher payment standards
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
 - ☒ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
 - ☐ Implement public housing security improvements:
 - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities)
 - ☐ Other: (list below)

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households
Objectives:
- ☒ Increase the number and percentage of employed persons in assisted families:
 - ☒ Provide or attract supportive services to improve assistance recipients' employability:
 - ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
 - ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing
Objectives:
- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
 - ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
 - ☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan PHA Fiscal Year 2000

[24 CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☒ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan (Optional PIH 99-51)

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

iii. Annual Plan Table of Contents

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the file name in parentheses in the space to the right of the title.

Required Attachments:

- ☒ Admissions Policy for Deconcentration
- ☒ FY 2000 Capital Fund Program Annual Statement
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart
- ☒ FY 2000 Capital Fund Program 5 Year Action Plan
- ☒ Public Housing Drug Elimination Program (PHDEP) Plan
- ☐ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text)
- ☐ Other (List below, providing each attachment name)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
✓	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or	5 Year and Annual Plans

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	
✓	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
✓	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
✓	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
✓	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
✓	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
✓	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
	Public housing grievance procedures	Annual Plan: Grievance

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
✓	<input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Procedures
✓	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
✓	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
N/A	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
✓	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment	Annual Plan: Capital Needs
N/A	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
N/A	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
✓	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
N/A	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
N/A	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
N/A	Policies governing any Section 8 Homeownership program <input type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
✓	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
✓	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency
✓	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
✓	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
✓	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
N/A	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
None	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component

1. Statement of Housing Needs

[24 CFR Part 903.7 9 (a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ability	Size	Loca-tion
Income <= 30% of AMI	5	5	5	5	N/A	5	5
Income >30% but <=50% of AMI	4.5	5	5	4	N/A	N/A	4
Income >50% but <80% of AMI	3.75	4	4	3	N/A	N/A	4
Elderly	3.5	5	3	3	5	N/A	5
Families with Disabilities	4.75	5	5	4	5	N/A	5
Race/Ethnicity	4.25	5	4	4	N/A	4	4

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: 1999
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy ("CHAS") dataset
- ☐ American Housing Survey data
Indicate year:

- ☐ Other housing market study
Indicate year:
- ☒ Other sources: (list and indicate year of information)

- RAB feedback
- Annual Night Out count
- Azalea Park Housing Market Study

B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA-wide waiting list administered by the PHA.** PHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1262		613
Extremely low income <=30% AMI	908	72%	
Very low income (>30% but <=50% AMI)	310	25%	
Low income (>50% but <80% AMI)	41	3%	
Families with children	971	77%	
Elderly families	96	8%	
Families with Disabilities	195	15%	
Asian	29	2%	
Black	36	3%	

Housing Needs of Families on the Waiting List			
Native American	24	2%	
White	940	75%	
Hispanic	233	18%	
Characteristics by Bedroom Size	(Public Housing Only)	(Public Housing Only)	
1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List			
<p>Waiting list type: (select one)</p> <p><input type="checkbox"/> Section 8 tenant-based assistance</p> <p><input checked="" type="checkbox"/> Public Housing</p> <p><input type="checkbox"/> Combined Section 8 and Public Housing</p> <p><input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)</p> <p>If used, identify which development/subjurisdiction:</p>			
	# of families	% of total families	Annual Turnover
Waiting list total	401		122
Extremely low income <=30% AMI	288	72%	
Very low income (>30% but <=50% AMI)	98	24%	
Low income (>50% but <80%	15	4%	

Housing Needs of Families on the Waiting List			
AMI)			
Families with children	339	85%	
Elderly families	48	12%	
Families with Disabilities	14	3%	
Asian	6	1%	
Black	13	3%	
Native American	6	1%	
White	321	80%	
Hispanic	55	14%	
Characteristics by Bedroom Size (Public Housing Only)			
	# of families	% of total families	Annual Turnover
1BR	55	14%	9
2 BR	338	84%	12
3 BR	7	2%	78
4 BR	0	0%	13
5 BR	0	0%	10
5+ BR	0	0%	0
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes			

C. Strategy for Addressing Needs

Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

(1) Strategies

Need: Shortage of affordable housing for all eligible populations

Strategy 1. Maximize the number of affordable units available to the PHA within its current resources by:

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☐ Reduce turnover time for vacated public housing units
- ☐ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☐ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30 % of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☒ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☐ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☐ Other: (list below)

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2000 grants)		
a) Public Housing Operating Fund	739,636	
b) Public Housing Capital Fund	983,900	
c) HOPE VI Revitalization	0	
d) HOPE VI Demolition	0	
e) Annual Contributions for Section 8 Tenant-Based Assistance	14,961,641	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	197,320	
g) Resident Opportunity and Self-Sufficiency Grants	85,380	
h) Community Development Block Grant	0	
i) HOME	130,000	Other
Other Federal Grants (list below)		
FEMA	41,920	Other
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	838,932	PH Operations
4. Other income (list below)		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
S8 Reimbursements	5,500	PH Operations
Public Housing Maint. Charges	36,200	“ “
Public Housing Reimbursements	6,000	“ “
4. Non-federal sources (list below)		
Duplex/Triplex Rent	56,366	PH Operations
Public Housing Interest	39,401	“ “
Emergency Housing Assistance	76,000	Other
AFS Liaison	43,500	PH Support Services
SCF Liaison	61,728	“ “ “
Total resources		
	18,304,424	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24 CFR Part 903.7 9 (c)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (Select all that apply)

☒ When families are within a certain number of being offered a unit: (state number) *10 – 30 depending on number of upcoming vacancies.*

☐ When families are within a certain time of being offered a unit: (state time)

☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

☒ Criminal or Drug-related activity

☒ Rental history

☒ Housekeeping

- ☐ Other (describe)
- c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?
- d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?
- e. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

(2)Waiting List Organization

- a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☐ Site-based waiting lists
- ☐ Other (describe)

- b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☐ Other (list below)

- c. If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site-based waiting lists will the PHA operate in the coming year?

2. ☐ Yes ☐ No: Are any or all of the PHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. ☐ Yes ☐ No: May families be on more than one list simultaneously
If yes, how many lists?

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☐ PHA main administrative office

- ☐ All PHA development management offices
- ☐ Management offices at developments with site-based waiting lists
- ☐ At the development to which they would like to apply
- ☐ Other (list below)

(3) Assignment

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☐ One
- ☒ Two
- ☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

a. Income targeting:

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies:

In what circumstances will transfers take precedence over new admissions? (List below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

Priorities on the Waiting List:

- *Current Participants in an Authority administered program who are required to transfer.*
- *Current Participants who are eligible for an incentive transfer per Section X.*
- *Applicants, in date and time order on the waiting list, who are not currently receiving a rent subsidy.*
- *Applicants, in date and time order on the waiting list, who are currently receiving a rent subsidy.*

In addition to the above preferences, the following requirements are also to be observed:

1. *Elderly Families shall be given preference for units specifically designated for the elderly (see Elderly Family definition in Section XIII), and*
2. *Selection shall be made in accordance with the occupancy standards.*
3. *When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the vacant unit, the Authority may require the applicant to agree to move to a non-accessible unit, when available.*
4. *Accessible units will be offered first to those applicants who require the features of the unit.*
5. *Selection will be made in accordance with Section II. A. and B. (income targeting and deconcentration).*

3. If the PHA will employ admissions preferences, please prioritize by placing a “1” in the space that represents your first priority, a “2” in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use “1” more than once, “2” more than once, etc.

X Date and Time

Former Federal preferences:

Involuntary Displacement (Disaster, Government Action, Action of
Housing
Owner, Inaccessibility, Property Disposition)
Victims of domestic violence
Substandard housing
Homelessness
High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans’ families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ① Households that contribute to meeting income goals (broad range of incomes)

- ① Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ① Other preference(s) (list below)

Priorities on the Waiting List:

- ① *Current Participants in an Authority administered program who are required to transfer.*
- ② *Current Participants who are eligible for an incentive transfer per Section X.*
- ③ *Applicants, in date and time order on the waiting list, who are not currently receiving a rent subsidy.*
- ④ *Applicants, in date and time order on the waiting list, who are currently receiving a rent subsidy.*

In addition to the above preferences, the following requirements are also to be observed:

- ① *Elderly Families shall be given preference for units specifically designated for the elderly (see Elderly Family definition in Section XIII), and*
- ①. *Selection shall be made in accordance with the occupancy standards.*
- ① *When offering an accessible unit to an applicant not having handicaps requiring the accessibility features of the vacant unit, the Authority may require the applicant to agree to move to a non-accessible unit, when available.*
- ① *Accessible units will be offered first to those applicants who require the features of the unit.*
- 5. *Selection will be made in accordance with Section II. A. and B. (income targeting and deconcentration).*

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers

- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing? (Select all that apply)

- ☒ The PHA-resident lease
☒ The PHA's Admissions and (Continued) Occupancy policy
☒ PHA briefing seminars or written materials
☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (Select all that apply)

- ☒ At an annual reexamination and lease renewal
☒ Any time family composition changes
☒ At family request for revision
☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☒ Yes ☐ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

b. ☒ Yes ☐ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (Select all that apply)

- ☐ Adoption of site-based waiting lists
If selected, list targeted developments below:
- ☒ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments

If selected, list targeted developments below:

Shelton Village
Orchard Village

Northgate Village
Brush College Village

- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:

- ☐ Other (list policies and developments targeted below)

- d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (Select all that apply)

- ☐ Additional affirmative marketing
☐ Actions to improve the marketability of certain developments
☐ Adoption or adjustment of ceiling rents for certain developments
☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
☐ Other (list below)

- f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher-income families? (Select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
☒ List (any applicable) developments below:

Shelton Village, Orchard Village, Northgate Village, Brush College Village

- g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower-income families? (Select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub-component 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (Select all that apply)

- ☒ Criminal or drug-related activity only to the extent required by law or regulation
- ☐ Criminal and drug-related activity, more extensively than required by law or regulation
- ☐ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below):

Criminal screening is done based on a Declaration of Criminal Activity signed by the applicant/tenant or based on other sources of criminal information received by the Authority.

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (Either directly or through an NCIC-authorized source)

e. Indicate what kinds of information you share with prospective landlords? (Select all that apply)

- ☐ Criminal or drug-related activity
- ☒ Other (describe below):

Landlords are provided with information regarding prior Landlords, prior eviction and/or claim information.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (Select all that apply)

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant-based assistance?

(Select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

(3) Search Time

- a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below: (From Section 8 Administrative Plan page 8-6)

“Expirations

The voucher is valid for a maximum period of 120 calendar days from the date of issuance. The family must submit a Request for Lease Approval and Lease within the maximum 120-day period.

If the voucher has expired the family will be denied assistance. The family will not be entitled to a review or hearing. If the family is currently assisted, it may remain as a participant in its unit if there is an assisted lease/contract in effect.

Suspensions

The Voucher of Family Participation shall expire on the date specified on the voucher. Beginning with the date issued, the voucher will expire on a date no more than 120 calendar days from the date of issuance. If the expiration date falls on a weekend or holiday, the expiration date shall be extended to 4:30 p.m. on the next working day following the weekend or holiday.

SHA will consider suspending (tolling) the voucher for the following reason(s):

- 1. The unit submitted for approval is rejected by SHA because the unit does not meet HQS requirements or the proposed contract rent is rejected by SHA. SHA will suspend the voucher only if the unit is submitted and the tenant has no additional time left on his/her voucher.*
- 2. The Head of Household is unable to submit a unit for approval, due to the hospitalization of the Head of Household, spouse, companion, or other member of the household.*

The family must submit to SHA documented evidence that either the Head of Household, spouse, companion, or other member of the household was hospitalized and that it was unable to submit to SHA "A Request for Lease Approval."

3. *If at any time during the inspection or contract execution period the landlord decides to not enter into a contract. SHA will add tolling days based on the number of days between the submittal of the request for inspection and the date the landlord determined they would not enter into a contract.*

Extension of term

When SHA suspends the voucher, SHA shall extend the voucher by an equal number of days (up to an additional 60 days) that the family was unable to search for and submit a unit for approval. SHA will notify the family in writing of the revised expiration date of the family's voucher.

A family may request an extension of the initial voucher term as a reasonable accommodation, in accordance with 24 CFR part 8, to make the program accessible to and usable by a family member with a disability. The Housing Authority will extend the term of the voucher up to 120 days from the beginning of the initial term, or will petition the HUD field office for an additional extension of the term."

(4) Admissions Preferences

a. Income targeting

- ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (Other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (Select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☒ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in your jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

SHA uses the following Local Preferences:

- *Special Purpose Homeless Vouchers*
- *Families who are currently being assisted in an SHA administered program who are required to transfer through no fault of their own and for whom assistance is not available in the program in which they currently receive the assistance.*
- *Special Purpose Vouchers for Families having a family member with a Disability*

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- ☒ Date and Time

Former Federal preferences

Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)

Victims of domestic violence

Substandard housing

1 Homelessness

High rent burden

Other preferences (select all that apply)

☐ Working families and those unable to work because of age or disability

☐ Veterans and veterans' families

☐ Residents who live and/or work in your jurisdiction

☐ Those enrolled currently in educational, training, or upward mobility programs

☐ Households that contribute to meeting income goals (broad range of incomes)

☐ Households that contribute to meeting income requirements (targeting)

☐ Those previously enrolled in educational, training, or upward mobility programs

☐ Victims of reprisals or hate crimes

1 Other preference(s) (list below)

SHA uses the following Local Preferences:

1 *Special Purpose Homeless Vouchers*

2 *Special Purpose Vouchers for Families having a family member with a Disability*

3 *Families who are currently being assisted in an SHA administered program who are required to transfer through no fault of their own and for whom assistance is not available in the program in which they currently receive the assistance.*

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (Select one)

☒ Date and time of application

☒ Drawing (lottery) or other random choice technique (*Special Purpose Homeless Vouchers only*)

5. If the PHA plans to employ preferences for "residents who live and/or work in the jurisdiction" (select one)

☐ This preference has previously been reviewed and approved by HUD

☐ The PHA requests approval for this preference through this PHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the PHA contained? (Select all that apply)

- ☒ The Section 8 Administrative Plan
- ☒ Briefing sessions and written materials
- ☐ Other (list below)

b. How does the PHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices
- ☒ Other (list below):
Through news articles in the media (not legal notices).

4. PHA Rent Determination Policies

[24 CFR Part 903.7 9 (d)]

A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete sub-component 4A.

(1) Income Based Rent Policies

Describe the PHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

- ☒ The PHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). **(If selected, skip to sub-component (2))**

---or---

- ☐ The PHA employs discretionary policies for determining income-based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (Select one)

- ☐ \$0
☐ \$1-\$25
☐ \$26-\$50

2. ☐ Yes ☐ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☐ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ? (Select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent-setting policy)
If yes, state amount/s and circumstances below:

- ☐ Fixed percentage (other than general rent-setting policy)
If yes, state percentage/s and circumstances below:

- ☐ For household heads
☐ For other family members

- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (Rents set at a level lower than 30% of adjusted income)
(Select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☐ No

2. For which kinds of developments are ceiling rents in place? (Select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (Select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)_____
- ☐ Other (list below)

g. ☐ Yes ☐ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market-based flat rents, what sources of information did the PHA use to establish comparability? (Select all that apply.)

- ☒ The section 8 rent reasonableness study of comparable housing
- ☐ Survey of rents listed in local newspaper
- ☐ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant-based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies.

a. What is the PHA's payment standard? (Select the category that best describes your standard)

- ☒ At or above 90% but below 100% of FMR

- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)
(FMRs for some BR sizes are set below 100% and others are set above.)

b. If the payment standard is lower than FMR, why has the PHA selected this standard?
(Select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (Select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☐ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (Select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (Select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☐ Other (list below)

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (Select one)

- ☒ \$0
- ☐ \$1-\$25
- ☐ \$26-\$50

- b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (If yes, list below)

5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: **High performing and small PHAs are not required** to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(Select one)

- ☐ An organization chart showing the PHA's management structure and organization is attached.
- ☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing		
Section 8 Vouchers		
Section 8 Certificates		
Section 8 Mod Rehab		
Special Purpose Section 8 Certificates/Vouchers (list individually)		
Public Housing Drug Elimination Program (PHDEP)		
Other Federal Programs(list individually)		

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C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

(2) Section 8 Management: (list below)

6. PHA Grievance Procedures

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: **High performing PHAs are not required** to complete component 6. Section 8-Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☐ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA office should residents or applicants to public housing contact to initiate the PHA grievance process? (Select all that apply)

- ☐ PHA main administrative office
- ☐ PHA development management offices
- ☐ Other (list below)

B. Section 8 Tenant-Based Assistance

1. ☐ Yes ☐ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based

assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which PHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (Select all that apply)

- ☐ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long-term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (OR011a01*Capital Fund Annual Statement*)

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

(2) 5-Year Action Plan

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the PHA providing an optional 5-Year Action Plan for the Capital Fund? (If no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the PHA Plan at Attachment (OR011b01 Capital Fund Five-Year Plan).

-or-

/ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPE VI revitalization grant? (**If no, skip to question c**; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the current status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved

☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPE VI Revitalization grant in the Plan year?

If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year?

If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?

If yes, list developments or activities below:

8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? **(If “No”, skip to component 9; if “yes”, complete one activity description for each development.)**

2. Activity Description

☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/>	
Disposition <input type="checkbox"/>	

3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date application approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. Number of units affected:
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; **PHAs completing streamlined submissions may skip to component 10.**)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “yes”, skip to component 10. If “No”, complete the Activity Description table below.

Designation of Public Housing Activity Description

1a. Development name:
1b. Development (project) number:
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the PHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>(DD/MM/YY)</u>
5. If approved, will this designation constitute a (select one) <input type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

10. Conversion of Public Housing to Tenant-Based Assistance

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (**If "No", skip to component 11**; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name: 1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

A. Public Housing

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). **(If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)**

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 12. If “No”, complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPE I <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the USHA of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA’s Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one)

- | |
|--|
| <input type="checkbox"/> Part of the development |
| <input type="checkbox"/> Total development |

B. Section 8 Tenant Based Assistance

1. ☐ Yes ☒ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? **(If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. High performing PHAs may skip to component 12.)**

2. Program Description:

a. Size of Program

- ☐ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☐ 26 - 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA-established eligibility criteria

- ☐ Yes ☐ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria below:

12. PHA Community Service and Self-sufficiency Programs

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: **High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.**

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

- ☐ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the PHA and TANF agency (select all that apply)

- ☐ Client referrals
- ☐ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☐ Coordinate the provision of specific social and self-sufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas?

(Select all that apply)

- ☐ Public housing rent determination policies
- ☐ Public housing admissions policies
- ☐ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☐ Yes ☐ No: Does the PHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to

sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / PHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2000 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing		
Section 8		

- b. ☐ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plans to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☐ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
- ☐ Informing residents of new policy on admission and reexamination
- ☐ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☐ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☐ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. **High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub-component D.**

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents (select all that apply)
- ☐ High incidence of violent and/or drug-related crime in some or all of the PHA's developments
 - ☐ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the PHA's developments
 - ☐ Residents fearful for their safety and/or the safety of their children
 - ☐ Observed lower-level crime, vandalism and/or graffiti
 - ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
 - ☐ Other (describe below)

2. What information or data did the PHA used to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☐ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed “in and around” public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☐ Resident reports
- ☐ PHA employee reports
- ☐ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (List below)

B. Crime and Drug Prevention activities the PHA has undertaken or plans to undertake in the next PHA fiscal year

1. List the crime prevention activities the PHA has undertaken or plans to undertake: (select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime-and/or drug-prevention activities
- ☐ Crime Prevention Through Environmental Design
- ☐ Activities targeted to at-risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (List below)

C. Coordination between PHA and the police

1. Describe the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☐ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☐ Police provide crime data to housing authority staff for analysis and action

- ☐ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
 - ☐ Police regularly testify in and otherwise support eviction cases
 - ☐ Police regularly meet with the PHA management and residents
 - ☐ Agreement between PHA and local law enforcement agency for provision of above-baseline law enforcement services
 - ☐ Other activities (list below)
2. Which developments are most affected? (List below)

D. Additional information as required by PHDEP/PHDEP Plan

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the PHA eligible to participate in the PHDEP in the fiscal year covered by this PHA Plan?
- ☒ Yes ☐ No: Has the PHA included the PHDEP Plan for FY 2000 in this PHA Plan?
- ☐ Yes ☐ No: This PHDEP Plan is an Attachment. (Attachment Filename: ____)

14. RESERVED FOR PET POLICY

[24 CFR Part 903.7 9 (n)]

15. Civil Rights Certifications

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the PHA Plan Certifications of Compliance with the PHA Plans and Related Regulations.

16. Fiscal Audit

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?

- If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17. PHA Asset Management

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☐ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
- ☐ Not applicable
 - ☐ Private management
 - ☐ Development-based accounting
 - ☐ Comprehensive stock assessment
 - ☐ Other: (list below)
3. ☐ Yes ☐ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24 CFR Part 903.7 9 (r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☐ Attached at Attachment (File name)
 - ☒ Provided below:

1. *The time-line for plan preparation, review and submission was reviewed and edited.*

2. *It was noted that voucher mobility counseling is required by QHWRA.*
3. *It was noted that the Authority is already providing supportive services to the elderly or families with disabilities.*
4. *It was noted that all the steps to ensure consistency with the Consolidate Plan were taken and should be checked.*
5. *A few clarifications in the tables were requested.*

3. In what manner did the PHA address those comments? (Select all that apply)

- ☐ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☒ The PHA changed portions of the PHA Plan in response to comments
List changes below:

The following edits were made at the RAB meeting:

1. *5-year Plan, Page - Under the "Increase assisted housing choices" goal, the "Provide voucher mobility counseling" objective was added.*
2. *5-year Plan, Page - Under the "Promote Self-sufficiency and asset development" goal, the "Provide or attract supportive services for the elderly or families with disabilities" was added.*
3. *Annual Plan, Page 5- The "Housing Needs in Jurisdiction" table was corrected by deleting a typographical error.*
4. *Annual Plan, Page 6- The "Housing Needs on the Waiting List" table was corrected to clarify the race/ethnicity breakdown.*
5. *Annual Plan, Page 46- under the "Statement of Consistency with the Consolidated Plan", all the steps listed were being taken and were checked.*

☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; **if no, skip to sub-component C.**)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance
- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant-based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: Salem/Keizer

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
- ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.

☒ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (List below)

- *Administer Public Housing Program, including Comprehensive Grant Program (Capital Fund);*
- *Designate Public Housing for the elderly;*
- *Maintain and apply for Section 8 Certificates and Vouchers;*
- *Apply for special purpose Vouchers for people with disabilities;*
- *Administer Section 8 Moderate Rehabilitation Program;*
- *Administer Family Self-Sufficiency Program (for both Public Housing and Section 8 participants);*

☐ Other: (list below)

2. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

SHA Programs referenced and supported in the Consolidated Plan:

- *Public Housing and Comprehensive Grants (Capital Fund)*
- *Section 8 Certificates and Vouchers*
- *Section 8 Moderate Rehabilitation*
- *Transitional Based Assistance (SHA and SOS)*
- *HOME Investment Partnerships Program (\$100,000 City of Salem HOME funds awarded to Salem Housing Authority for Tenant-based Rental Assistance)*

Other Actions supporting the PHA Plan:

- *Housing and Community Development Advisory Committee*
- *Property tax exemptions*
- *Homeless Shelters*
- *System Development Charge waivers*
-

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

19. Definition of “Substantial Deviation” and “Significant Amendment or Modification”

The following actions will be defined as “Substantial deviations or significant amendments or modifications:

- Any change with regard to demolition or disposition, designation, homeownership programs or conversion activities pertaining to the Public Housing program.

An exception will be made for any changes that are adopted to reflect changes in HUD regulatory requirements. Such changes will not be considered to be significant deviations, amendments or modifications.

Attachments

Use this section to provide any additional attachments referenced in the Plans.

Public Housing Drug Elimination Program Plan

Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.

Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

Section 1: General Information/History

A. Amount of PHDEP Grant \$ 77,248

B. Eligibility type (Indicate with an "x") N1 _____ N2 _____ R **X**

C. FFY in which funding is requested **2000**

D. Executive Summary of Annual PHDEP Plan

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

Stabilization of the entire family through reliable housing, supportive services and coordination of Authority based and community efforts is a realistic and holistic approach in the prevention and elimination of drug related criminal activity. Focusing on the stability and wellness of the family unit, the Authority has developed an inclusive and comprehensive drug elimination strategy to address the wide array of needs of all family members: The Family Stabilization Program.

E. Target Areas

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
Orchard Village	30	
Northgate Village	26	
Shelton Village	28	
Meadowlark Village	30	
Glen Creek Village	30	
Brush College Village	20	
Livingston Village	24	
Pringle Creek Tower	62	
Scattered Site Units	87	

F. Duration of Program

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

6 Months _____ **12 Months** _____ **18 Months** **X** **24 Months** _____ **Other** _____

G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995	X	OR16DEP0110195	\$0	N/A	Closed
FY 1996	X	OR16DEP0110196	\$0	N/A	Closed
FY 1997	X	OR16DEP0110197	\$0	N/A	Closed
FY1998	X	OR16DEP0110198	\$43,676	N/A	02/21/01
FY 1999	X	OR16DEP0110199	\$77,248	N/A	12/16/01

Section 2: PHDEP Plan Goals and Budget

A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

The PHDEP Family Stabilization Program will address needs of public housing residents through services in the following areas:

- 1. Drug and Crime Prevention and Elimination
- 2. Economic Uplift
- 3. Safe Neighborhoods in and around public housing
- 4. Resident involvement

The primary service provider for the Family Stabilization Program is the Salem Family YMCA. The YMCA will provide on-site and off site supportive services for families in each of the program areas. The Salem Police Department will also provide supportive services to enhance law enforcement efforts.

B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY ____ PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	
9120 - Security Personnel	
9130 - Employment of Investigators	
9140 - Voluntary Tenant Patrol	
9150 - Physical Improvements	
9160 - Drug Prevention	\$77,248
9170 - Drug Intervention	
9180 - Drug Treatment	
9190 - Other Program Costs	

TOTAL PHDEP FUNDING	
----------------------------	--

C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons	Target Population	Start Date	Expected Complete	PHEDep Funding	Other Funding	Performance Indicators

	Served			Date		(Amount /Source)	
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.On site activities, off-site activities and supportive services provided by Salem Family YMCA	300	Public Housing Families	July 1, 2001	June 30. 2003	\$50,000	YMCA donors, community services	<p>Salem Family YMCA provides one on-site activity per week at each family housing site, provides service opportunities for all scattered sites and services 300 residents per year.</p> <p>Crime rate in public housing developments does not exceed 25% increase of current rate or rate of growth in surrounding area. (As crime rates are significantly low now due to previous programs.)</p>
2.Program Coordination and Evaluation	All public housing sites. (Number of residents vary with number of tenants residing	Public Housing Families	July 1, 2001	June 30. 2003	\$27,248	Salem Housing Authority	<p>Crime statistics are gathered and evaluated on a semi-annual basis.</p> <p>New resources are identified and communicated to service provider and residents.</p> <p>Authority will work with service provider to facilitate teen and adult maintenance training employment program employing a</p>

							minimum of 10 residents per year.
3.							

9170 - Drug Intervention						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9180 - Drug Treatment						Total PHDEP Funding: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs						Total PHDEP Funds: \$	
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHDEP Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

Section 3: Expenditure/Obligation Milestones

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

Budget Line Item #	25% Expenditure of Total Grant Funds By Activity #	Total PHDEP Funding Expended (sum of the activities)	50% Obligation of Total Grant Funds by Activity #	Total PHDEP Funding Obligated (sum of the activities)
<i>e.g. Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120				
9130				
9140				
9150				
9160	Activities 1,2	\$18,530	Activities 1,2	\$37,060
9170				
9180				
9190				
TOTAL		\$		\$

Section 4: Certifications

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

PHA Plan Table Library

Annual Statement/Performance and Evaluation Report

Part I: Summary
Capital Fund Program

U.S. Department of Housing
and Urban Development
Office of Public and Indian housing

2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

PHA/IHA: HOUSING AUTHORITY OF THE CITY OF SALEM		Comprehensive Grant Number OR16P01150100		FFY of Grant Approval 2000	
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement / Revision Number <input type="checkbox"/> Performance. & Evaluation Report for Year Ending:					
<input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Actual Cost(2)	
		Original	Revised(1)	Obligated	Expended
1	Total Non-CFP Funds	-			
2	1406 Operations	-			
2	1408 Management Improvements 1/	152,400.00			
3	1410 Administration 2/	80,500.00			
4	1411 Audit	-			
5	1415 Liquidated Damages	-			
6	1430 Fees and Costs	38,500.00			
7	1440 Site Acquisition	-			
8	1450 Site Improvements	260,000.00			
9	1460 Dwelling Structures	253,750.00			
10	1465 Dwelling Equipment - Nonexpendable	15,000.00			
11	1470 Non-dwelling Structures	-			
12	1475 Non-dwelling Equipment	85,000.00			
14	1490 Replacement Reserve	-			
13	1495 Relocation Costs	649.00			
15	1502 Contingency (may not exceed 8% of line 16)	-			
16	Amount of Annual Grant (Sum of lines 2-15)	\$ 885,799.00			
17	Amount of line 16 Related to LBP Activities	-			
18	Amount of line 16 Related to Section 504 Compliance	-			
19	Amount of line 16 Related to Security	100,000.00			
19	Amount of line 16 Related to Energy Conservation Measures	25,000.00			
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement					
(2) To be completed for the Performance and Evaluation Report					
Signature of Executive Director and Date		Signature of Public Housing Director/Office of Native American Programs Administrator and Date			

Annual Statement/Performance and Evaluation Report

Part II: Supporting Pages
Capital Fund Program

U.S. Department of Housing and Urban Development Office of Public and Indian housing

2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
Agency Wide	MANAGEMENT IMPROVEMENTS Computer Upgrade: Software Resident Initiatives Program Agency-wide Training Resident Facilitator for Construction TOTAL	1408		10,000 137,900 2,500 2,000 \$ 152,400				
Agency Wide	ADMINISTRATION Project Coordinator: Salary Assist. Project Coordinator: Salary Modernization Inspector: Salary Advertising: Project Bidding TOTAL	1410		36,000 15,000 27,000 2,500 \$ 80,500				
Agency Wide	FEES AND COSTS Architect (In-house): Salary Plans Printing: Sundry TOTAL	1430		36,000 2,500 \$ 38,500				
	SITE IMPROVEMENTS	1450						
11-2	Sidewalk and Patio Replacements		4-sites	40,000				
	Playground Upgrades		4-sites	100,000				
	Patio Fencing		4-sites	40,000				
	Total 11-2			180,000				
11-3	Playground Upgrades		1-site	30,000				
	Total 11-3			30,000				
11-4	Playground Upgrades		1-site	30,000				
	Total 11-4			30,000				
11-8	Fencing Replacement		2-sites	5,000				
	Total 11-8			5,000				
11-9	Fencing Replacement		2-sites	5,000				
	Total 11-9			5,000				
11-15	Fencing Replacement		2-sites	5,000				
	Total 11-15			5,000				
11-16	Fencing Replacement		2-sites	5,000				
	Total 11-16			5,000				
	TOTAL			\$ 260,000				
(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement								
(2) To be completed for the Performance and Evaluation Report								
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement/Performance
and Evaluation Report**

Part II: Supporting Pages
Capital Fund Program

**U.S. Department of Housing
and Urban Development**
Office of Public and Indian housing

2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number/Name HA-Wide Activities	General Description of Proposed Work Items	Development Account Number	Quantity	Total Estimated Cost		Total Actual Cost		Status of Proposed Work (2)
				Original	Revised (1)	Funds Obligated (2)	Funds Expended (2)	
11-2	DWELLING STRUCTURES Siding Replacement	1460	2-sites	180,750				
	Total 11-2			180,750				
11-6	Floor Coverings		5 units	10,000				
	Countertop Replacements		5 units	3,000				
	Total 11-6			13,000				
11-8	Window Replacements		3 units	5,000				
	Floor Coverings		3 units	5,000				
	Cabinet Replacements		3 units	5,000				
	Total 11-8			15,000				
11-9	Window Replacements		3 units	5,000				
	Floor Coverings		3 units	5,000				
	Cabinet Replacements		3 units	5,000				
	Total 11-9			15,000				
11-15	Window Replacements	1465	3 units	5,000				
	Floor Coverings		3 units	5,000				
	Cabinet Replacements		3 units	5,000				
	Total 11-15			15,000				
11-16	Window Replacements		3 units	5,000				
	Floor Coverings		3 units	5,000				
	Cabinet Replacements		3 units	5,000				
	Total 11-16			15,000				
	TOTAL			\$ 253,750				
Agency Wide	DWELLING EQUIPMENT	1465						
	Appliance Replacements			10,000				
	Window Covering Replacements			5,000				
	TOTAL			\$ 15,000				
Agency Wide	NON-DWELLING EQUIPMENT	1475						
	Computer Hardware			20,000.00				
	Office Equipment			5,000.00				
	Maintenance Equipment			20,000.00				
	Office Security System			40,000.00				
	TOTAL			\$ 85,000				
Agency Wide	RELOCATION COSTS	1495						
	Meal Voucher Allowance			649.00				
	TOTAL			\$ 649				
Signature of Executive Director and Date				Signature of Public Housing Director/Office of Native American Programs Administrator and Date				

**Annual Statement / Performance
and Evaluation Report**

Part III: Implementation Schedule
Capital Fund Program

**U.S. Department of Housing
and Urban Development**

Office of Public and Indian Housing

2000

OMB Approval No. 2577-0157 (Exp. 7/31/95)

Development Number / Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates (2)
	Original	Revised (1)	Actual (2)	Original	Revised (1)	Actual (2)	
11-2	31-Mar-02			31-Mar-03			
11-3	31-Mar-02			31-Mar-03			
11-4	31-Mar-02			31-Mar-03			
11-6	31-Mar-02			31-Mar-03			
11-8	31-Mar-02			31-Mar-03			
11-9	31-Mar-02			31-Mar-03			
11-15	31-Mar-02			31-Mar-03			
11-16	31-Mar-02			31-Mar-03			
Management Improvements	31-Mar-02			31-Mar-03			

(1) To be completed for the Performance and Evaluation Report or a Revised Annual Statement
(2) To be completed for the Performance and Evaluation Report

Signature of Executive Director and Date	Signature of Public Housing Director/Office of Native American Programs Administrator and Date
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Five-Year Action Plan

Part I: Summary

2000

Capital Fund Program

OMB Approval No. 2577-0157 (Exp. 7/31/95)

HA Name: HOUSING AUTHORITY OF THE CITY OF SALEM		Locality: (City/County & State) SALEM - MARION COUNTY - OREGON		<input checked="" type="checkbox"/> Original <input type="checkbox"/> Revision No:	
A. Development Number / Name:	Work Statement for Year 1 FFY: 2000	Work Statement for Year 2 FFY: 2001	Work Statement for Year 3 FFY: 2002	Work Statement for Year 4 FFY: 2003	Work Statement for Year 5 FFY: 2004
OR 11-2	See Annual Statement	-	150,000.00	180,000.00	160,000.00
OR 11-3		175,000.00	-	90,000.00	50,000.00
OR 11-4		80,750.00	305,500.00	86,000.00	-
OR 11-6		188,000.00	13,000.00	13,000.00	13,000.00
OR 11-8		23,500.00	15,000.00	27,000.00	65,000.00
OR 11-9		25,000.00	15,000.00	40,000.00	71,000.00
OR 11-15		25,000.00	15,000.00	40,000.00	70,000.00
OR 11-16		25,000.00	15,000.00	40,000.00	72,500.00
Agency Wide		15,000.00	15,000.00	15,000.00	15,000.00
B. Physical Improvements		557,250.00	543,500.00	531,000.00	516,500.00
C. Management Improvements		158,950.00	167,253.00	174,795.00	183,565.00
D. HA-Wide Nondwelling Structures & Equip.		45,000.00	45,000.00	45,000.00	45,000.00
E. Administration		83,650.00	86,958.00	90,430.00	94,077.00
F. Other (Fees and Costs)		40,300.00	42,190.00	44,175.00	46,258.00
G. Relocation		649.00	898.00	399.00	399.00
H. Contingency		-	-	-	-
I. Replacement Reserves		-	-	-	-
J. Total CGP Funds		885,799.00	885,799.00	885,799.00	885,799.00
K. Total Non-CGP Funds		-	-	-	-
L. Grand Total		\$ 885,799.00	\$ 885,799.00	\$ 885,799.00	\$ 885,799.00
Signature of Executive Director and Date:			Signature of Public Housing Director and Date		

facsimile form HUD-52834 (01/05/95)

ref. Handbook 7485.3

Work Statement for Year (1) FFY: 2000	Work Statement for Year (2)			Work Statement for Year (3)		
	FFY: 2001			FFY: 2002		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR 11-2 None			OR 11-2 Paving and Striping	2 sites	150,000
				OR 11-2 Subtotal		150,000
	OR 11-3 Floor Coverings	30 units	25,000	OR 11-3 None		
	Cabinet Replacements	30 units	100,000			
	Mechanical Upgrades	30 units	50,000	OR 11-4 Floor Coverings	50 units	50,000
	OR 11-3 Subtotal		175,000	Cabinet Replacements	50 units	180,000
	OR 11-4 Paving and Striping	1 Site	65,000	Mechanical Upgrades	50 units	75,500
	Sidewalk and Patio Replacements	1 Site	15,750	OR 11-4 Subtotal		305,500
	OR 11-4 Subtotal		80,750	OR 11-6 Floor Coverings	5 units	10,000
	OR 11-6 Floor Coverings	5 units	10,000	Countertop Replacements	5 units	3,000
	Countertop Replacements	5 units	3,000	OR 11-6 Subtotal		13,000
	Mechanical Upgrades	62 units	175,000	OR 11-8 Window Replacements	3 units	5,000
	OR 11-6 Subtotal		188,000	Floor Covering Replacements	3 units	5,000
	OR 11-8 Roofing Replacements	3 units	10,000	Cabinet Replacements	3 units	5,000
	Window Replacements	3 units	5,000	OR 11-8 Subtotal		15,000
	Floor Covering Replacements	3 units	5,000	OR 11-9 Window Replacements	3 units	5,000
	Cabinet Replacements	3 units	3,500	Floor Covering Replacements	3 units	5,000
	OR 11-8 Subtotal		23,500	Cabinet Replacements	3 units	5,000
	OR 11-9 Roofing Replacements	3 units	10,000	OR 11-9 Subtotal		15,000
	Window Replacements	3 units	5,000	OR 11-15 Window Replacements	3 units	5,000
	Floor Covering Replacements	3 units	5,000	Floor Covering Replacements	3 units	5,000
	Cabinet Replacements	3 units	5,000	Cabinet Replacements	3 units	5,000
	OR 11-9 Subtotal		25,000	OR 11-15 Subtotal		15,000
	OR 11-15 Roofing Replacements	3 units	10,000	OR 11-16 Window Replacements	3 units	5,000
	Window Replacements	3 units	5,000	Floor Covering Replacements	3 units	5,000
	Floor Covering Replacements	3 units	5,000	Cabinet Replacements	3 units	5,000
	Cabinet Replacements	3 units	5,000	OR 11-16 Subtotal		15,000
	OR 11-15 Subtotal		25,000	Agency Wide Appliance Replacements		10,000
	OR 11-16 Roofing Replacements	3 units	10,000	Window Covering Replacements		5,000
	Window Replacements	3 units	5,000	Subtotal		15,000
	Floor Covering Replacements	3 units	5,000			
	Cabinet Replacements	3 units	5,000			
	OR 11-16 Subtotal		25,000			
	Agency Wide Appliance Replacements		10,000			
	Window Covering Replacements		5,000			
	Subtotal		15,000			
	Subtotal of Estimated Cost		557,250	Subtotal of Estimated Cost		543,500

Work Statement for Year (1) FFY: 2000	Work Statement for Year (4) FFY: 2003			Work Statement for Year (5) FFY: 2004		
	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost	Development Number / Name / General Description of Major Work Categories	Quantity	Estimated Cost
See Annual Statement	OR 11-2 Paving and Striping	2 sites	180,000	OR 11-2 Mechanical Upgrades	108 units	160,000
	OR 11-2 Subtotal		180,000	OR 11-2 Subtotal		160,000
	OR 11-3 Paving and Striping	1 site	90,000	OR 11-3 Mechanical Upgrades	108 units	50,000
	OR 11-3 Subtotal		90,000	OR 11-2 Subtotal		50,000
	OR 11-4 Paving and Striping	1 site	86,000	OR 11-4 None		
	OR 11-4 Subtotal		86,000	OR 11-6 Floor Coverings	5 units	10,000
				Countertop Replacements	5 units	3,000
				OR 11-6 Subtotal		13,000
	OR 11-6 Floor Coverings	5 units	10,000	OR 11-8 Paving Improvements	5 units	20,000
	Countertop Replacements	5 units	3,000	Fencing Replacement	3 units	7,500
	OR 11-6 Subtotal		13,000	Roofing Replacements	3 units	10,000
	OR 11-8 Roofing Replacements	3 units	10,000	Siding replacement	3 units	10,000
	Window Replacements	1 unit	2,000	Door Replacements	5 units	2,500
	Floor Coverings	3 units	5,000	Floor Coverings	3 units	5,000
	Cabinet Replacements	3 units	5,000	Cabinet Replacements	3 units	5,000
	Mechanical Upgrades	3 units	5,000	Mechanical Upgrades	3 units	5,000
	OR 11-8 Subtotal		27,000	OR 11-8 Subtotal		65,000
	OR 11-9 Roofing Replacements	3 units	10,000	OR 11-9 Paving Improvements	5 units	20,000
	Siding replacement	3 units	10,000	Fencing Replacement	3 units	8,500
	Window replacements	3 units	5,000	Roofing Replacements	3 units	10,000
	Floor Coverings	3 units	5,000	Siding replacement	3 units	10,000
	Cabinet Replacements	3 units	5,000	Window replacements	3 units	5,000
	Mechanical Upgrades	3 units	5,000	Door Replacements	5 units	2,500
	OR 11-9 Subtotal		40,000	Floor Coverings	3 units	5,000
				Cabinet Replacements	3 units	5,000
	OR 11-15 Roofing Replacements	3 units	10,000	Mechanical Upgrades	3 units	5,000
	Siding replacement	3 units	10,000	OR 11-9 Subtotal		71,000
	Window replacements	3 units	5,000	OR 11-15 Paving Improvements	5 units	20,000
	Floor Coverings	3 units	5,000	Fencing Replacement	4 units	10,000
	Cabinet Replacements	3 units	5,000	Roofing Replacements	3 units	10,000
	Mechanical Upgrades	3 units	5,000	Siding replacement	3 units	10,000
	OR 11-15 Subtotal		40,000	Window replacements	3 units	5,000
				Door Replacements	5 units	2,500
	OR 11-16 Roofing Replacements	3 units	10,000	Floor Coverings	3 units	5,000
	Siding replacement	3 units	10,000	Cabinet Replacements	3 units	5,000
	Window replacements	3 units	5,000	Mechanical Upgrades	3 units	2,500
	Floor Coverings	3 units	5,000	OR 11-15 Subtotal		70,000
	Cabinet Replacements	3 units	5,000	OR 11-16 Paving Improvements	5 units	20,000
	Mechanical Upgrades	3 units	5,000	Fencing Replacement	4 units	10,000
	OR 11-16 Subtotal		40,000	Roofing Replacements	3 units	10,000
				Siding replacement	3 units	10,000
	Agency Wide Appliance Replacements		10,000	Window replacements	3 units	5,000
	Window Covering Replacements		5,000	Door Replacements	5 units	2,500
	Subtotal		15,000	Floor Coverings	3 units	5,000
				Cabinet Replacements	3 units	5,000
				Mechanical Upgrades	3 units	5,000
				OR 11-16 Subtotal		72,500
				Agency Wide Appliance Replacements		10,000
				Window Covering Replacements		5,000
				Subtotal		15,000
Subtotal of Estimated Cost			\$ 531,000	Subtotal of Estimated Cost		
				\$ 516,500		

Work Statement for Year (1) FFY: 2000	Work Statement for Year (2) FFY: 2001			Work Statement for Year (3) FFY: 2002			
	General Description of Major Work Categories	Quantity	Estimated Cost	General Description of Major Work Categories	Quantity	Estimated Cost	
See Annual Statement	AGENCY WIDE			AGENCY WIDE			
	Computer Upgrade (software)		10,000	Computer Upgrade (software)		10,000	
	Resident Initiatives Program		144,450	Resident Initiatives Program		152,753	
	Agency-Wide Staff Training		2,500	Agency-Wide Staff Training		2,500	
	Resident Facilitator for Construction		2,000	Resident Facilitator for Construction		2,000	
Subtotal of Estimated Cost			\$ 158,950	Subtotal of Estimated Cost			\$ 167,253
Work Statement for Year (4) FFY: 2003				Work Statement for Year (5) FFY: 2004			
	General Description of Major Work Categories	Quantity	Estimated Cost		General Description of Major Work Categories	Quantity	Estimated Cost
	AGENCY WIDE			AGENCY WIDE			
	Computer Upgrade (software)		10,000	Computer Upgrade (software)		10,000	
	Resident Initiatives Program		160,295	Resident Initiatives Program		169,065	
	Agency-Wide Staff Training		2,500	Agency-Wide Staff Training		2,500	
	Resident Facilitator for Construction		2,000	Resident Facilitator for Construction		2,000	
Subtotal of Estimated Cost			\$ 174,795	Subtotal of Estimated Cost			\$ 183,565